

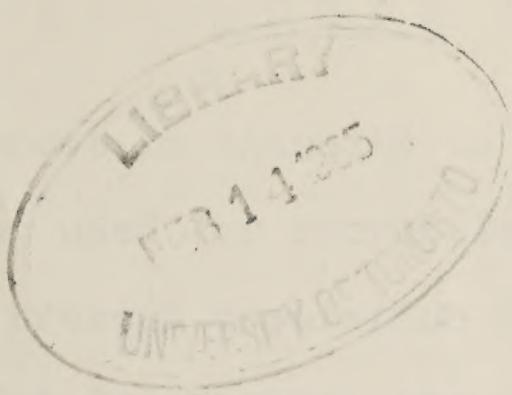
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PARK DEVELOPMENT REPORT

TOWNSHIP OF TORONTO

DECEMBER 1954



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DECEMBER 1954



Report prepared Jointly by the
Department of Development and
Recreation Commission

S C O P E

This report is intended to consider the areas in the Township being used for recreational and park use in the light of the present population in the Township, and to make an attempt to consider the future needs of the Township in this respect. We have considered only properties which it is felt the Township should acquire in the near future as a policy of protection. Normal subdivision procedure will provide the required five per cent in presently undeveloped areas. Our main consideration at this time is in areas which are from fifty per cent to ninety per cent developed, and in which subdivision procedure would not provide a proper park system.

In order to ensure the proper growth of this system, it is essential that certain of the proposals contained in appendix (1) of this report should be acted upon immediately. After the ownership of these properties is secured, then individual reports will be submitted on each site to determine the eventual type of development of that particular area. Each report will contain recommendations from the Department of Education of Ontario as well as the various Township Departments.

AREAS CONSIDERED

For the purposes of this report the Township is being considered by ward areas. It is felt that the wards represent Regional community areas which should be considered as units in discussing park policy.

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WARD I

In the Ward I area the Recreation Commission uses the facilities of eight schools. The Township does not own this property, but under an agreement with the South Peel Board of Education they are allowed to use the buildings and property. These areas of course are for a "facilities" type of use and are not wooded park areas.

Township property in the ward which has been designated as park land include the Serson Avenue Park and Lakeview Aviation Park which are the open playground type. Block D on Registered Plan 501 (Orchard Heights) which is on the bank of the Etobicoke River, and Blocks A and B on Registered Plan 412 (Arbor Road), which are traversed by a water course, comprise the wooded areas reserved for parks in Ward I.

We consider Ward I to be about seventy-five per cent built-up, excluding the Golf Course properties. It is felt that within five years, the population should approach 20,000 with the built-up ratio increased to approximately ninety per cent. In future years when the built-up ratio increases still further, the density will begin to increase by the use of multi-family dwelling units and it is then that the need for open park space will become especially apparent. Since normal subdivision procedure cannot provide too much in the way of wooded park land in Ward I in its present state of development, it is recommended that the Township should take steps to purchase several sites of this type at various places in the ward. We have listed below five possibilities for these sites; Appendix I will deal with the order in which we feel the purchases should occur:

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and it is considerably larger than Ward 11. In Ward 11, approximately the percentage of developed property is much smaller than approximately 20 to 30 per cent. There are five subdivisions in the Ward which are used by the Recreation Commission under the same type of agreement with the Board of Education. Ownership of property is at a minimum with only two sites presently under direct control. One of these is known as Tecumseh Park, a narrow ravine type of parcel on the west side of the Meadow Subdivision. The only other property in Ward 11 is one lot of the Meadow Wood Subdivision, located on Meadowwood Drive. This lot is presently used by local residents for outdoor activities.

paper. It is at present quite swampy, and much more work would clear it into a valuable park site.

6. In dealing with Ward III it would be a mistake not to consider the Credit Valley as the most natural location for park development. However, it has certain difficulties from a development point of view in that the valley is the lower lying land bottom land is subject to flooding in spring. It is possible that a development of the "nature walk" or "bridle path" type could be used to take advantage of the natural beauty of the Credit Valley. It is anticipated that the Credit Valley Conservation Authority when it becomes more organized will take a hand in the recreational development of the valley.

Ward III presents a different picture from either Ward I or II in that it has a population of about the same size and yet has an area which is larger than Ward I and Ward II combined. The Recreation Commission operates play grounds and swimming pools in the public schools and ~~and~~ has an agreement with the Board of Education. There are at present six separate sites in Ward III which are owned by the Municipality and are classed as public parks. In addition to these, there is the Municipal Office property, part of which is at present being used by the Road Department for the storage of pipes. It is to be noted recently completed an agreement with the Ontario Ministry of Natural Resources at Brindale.

1961, and the 1962 edition should be used for the 1962-63 school year. The 1963 edition, which appears prior to the 1962-63 school year, is not available for communities along generally draft areas.

It is felt that the 1962-63 edition, which is the latest, but not least, shows a small break in the 1962-63 edition which is used by the community.

It is felt that, should, would soon be in good shape with regard to the sites. It is felt that any additional recommendations will be along the lines of those made in the 1962-63 edition. It should be again noted that the Ministry is at a loss as to what property which is of little value to them as their only criterion requirement. It is expected that the park section of the draft plan of the Whistler Middlesex addition will be incorporated into the 1962-63 edition. The 1962-63 edition, and the park site and stream bank dunes, have been incorporated into the Park Park section.

CLARE II

The park problem has not been very evident in Ward II, and it is not expected that it will become an issue for some time. The use of the parkable agricultural use of the land in Ward II. Also, Ward II is gifted by having some ten miles of the Credit River Valley passing through it. The protection of this valley would be the primary interest in regard to park development in this ward. Playable-type playgrounds will come with subdivision of the Credit Valley as a park must be protected in advance of subdivision development. The present needs of Ward II will again be met, if taken care of by school playgrounds at Sorenson.

It is felt that a considerable amount of land should be
available to be occupied by the public, and for residential
and recreational development by the local and
regional. The park parcels can be sold, or be given in
trust, to anyone in spite of any group's control. The development
of course, is an agricultural one, where the park
will not be evident for a considerable length of time.
There is a distinct lack of wooded areas in this area, and
is the area adjacent to the village of Halton. The emphasis should
be to be placed on facilities type parks and open space areas. Sub-
division procedure can be relied upon to ensure the maintenance of
wooded areas that will continue to exist in the area.
Situation in Lot 23, Con. 6. The Township has recently acquired
from the Central Mortgage/Housing Corporation land in the vicinity of
Halton, and it is felt that this property, if subdivided
in existing and proposed small areas, planned development can
easily handled and it would be unnecessary for the Township or
any park of this type at the present time.

REPLACEMENT

It is felt that parcels should be made of two specific areas of
1 and 2. In respect of the density of this existing parcels and
the proposed fact that development has proposed in these areas
the extent that normal subdivision procedure cannot possibly provide
with an adequate park system for these areas. It is felt that the
existing areas now existing in this lot, 23 and 7 should be
reduced so that a policy of protection and ownership can be
carried out. We cannot stress too highly the importance of protecting
the areas of the Conservation Association in the area of

about such that a reforestation program should be undertaken by the Township in some areas in the northern section. The purpose of which would be to provide trees of various types for use in the park of the southern section. This can be taken care of by the Township Government and it would remain for the Council to establish the area before the program could proceed.

We would suggest that we establish a method of procedure in our dealings with property owners. We feel that we should not approach these owners as Township representatives. In order to gain the best financial agreement with these people, it would be best if the agreement should be made through a real estate agent. In this way the name of the Council of Toronto would not necessarily carry and communication would be increased in price level.

Also, Members of the Council are within the park boundaries, we would like to have them provide and let them know that they may feel free to proceed in the establishment of a program within the park.

Appended is a list with a description of some areas which we feel should be of first priority in acquiring park land. We hope that Council will give these areas their careful consideration.

W. J. Wapo,
Director,
Parks & Recreation Commission

J. H. Raymond, P. Eng.
Planning Engineer
Department of Development

Proposed Land Acquisition Program

1) The parcel at the junction of the C.H.R. and the Centre Road now known as Orchard Park is located in Ward 11 and comprises 1.50 acres. It is proposed to use this property as a connector park with a formal garden which could serve as the terminus to passengers on the trains and those using the Port Credit Railway Station. We also understand that the Engineering Department would like to acquire an easement across this property for the purpose of diverting a stream which now floods the Orchard Park subdivision. We feel that some agreement should be arrived at for the distribution of the cost of this parcel between the Parks Fund and the Engineering Department.

This parcel is owned by Mr. Henry Jorgenson and the inquiries already made indicate that the asking price is \$16,000.

5.09 acres of wood land lying west of the Elmira School, on Ward 11 and are under the ownership of Mr. Robbie Graigie. It should be developed as a natural woodland area with picnicking facilities. Inquiries indicate that a good price for this property would be \$20,000.

At the end of Locklin Mill there is a long narrow area on both sides of a stream which will make an excellent woodland park. There is already a road paralleling the stream which could be maintained to provide a "river-side drive" type of development. This parcel lies in Ward 11 and comprises approximately 1.50 acres.

Part of the Birchwood subdivision in Ward 11 lies a parcel of approximately 5 acres, which is owned by the Birken Peel Board of



AREA PLAN
REG 323
SCALE 1:2000

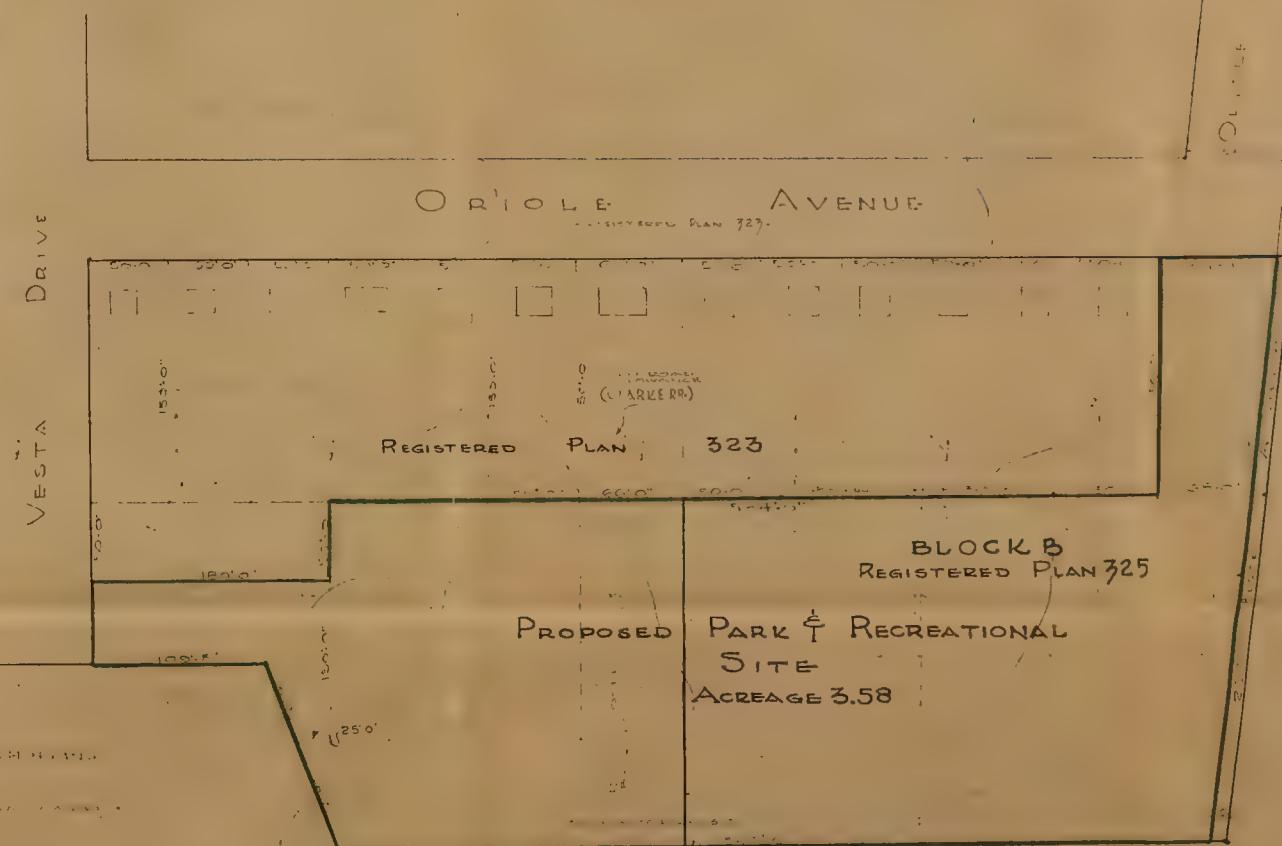


Proposed Recreational Site
CENTRE

CANADIAN

NATIONAL

RAILWAY



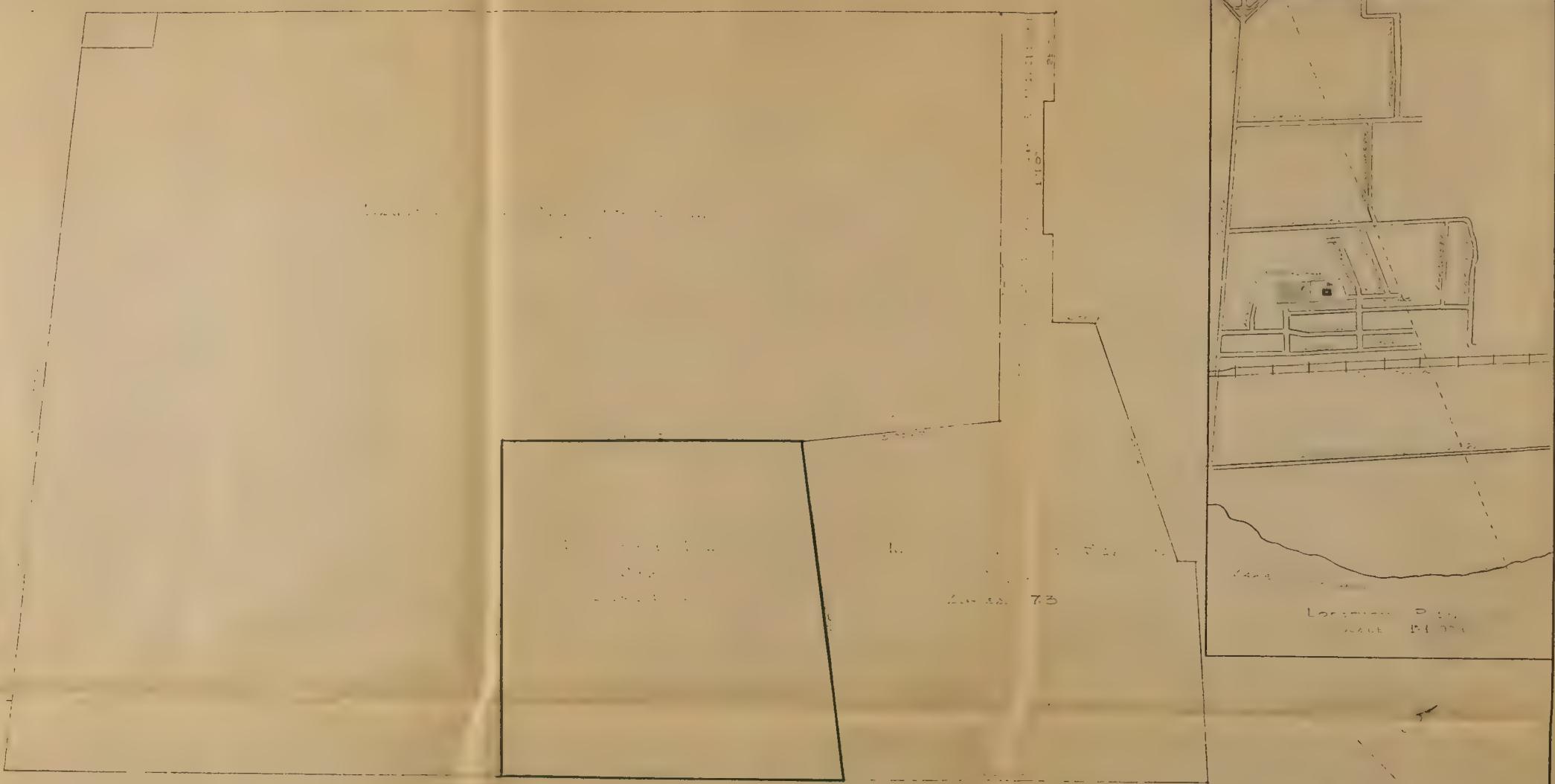
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DEPARTMENT OF DEVELOPMENT
COOKSVILLE
ONTARIO

PROPOSED PARK SITE
LOT 41, 50, 55, 52 51 55 50, 49, 54 & PORTION
REG. PLAN 323, TOWNSHIP OF TORONTO.

DRAWN BY RER	CIVIL J.R. RAYMOND	DATE OCT 24, 1963
CHECKED J.R.R.		EXAMINED NO. 54-63

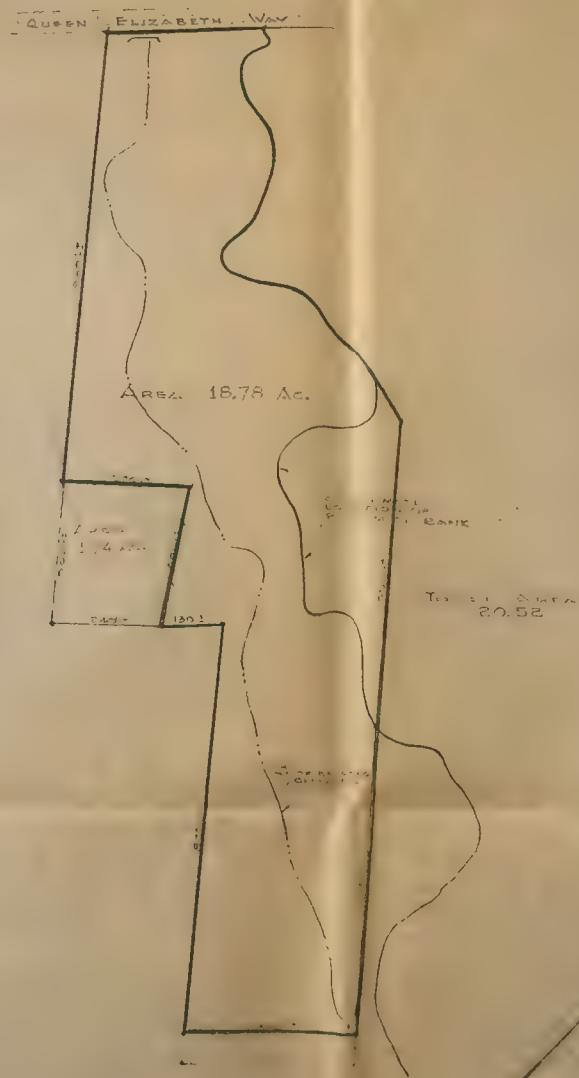
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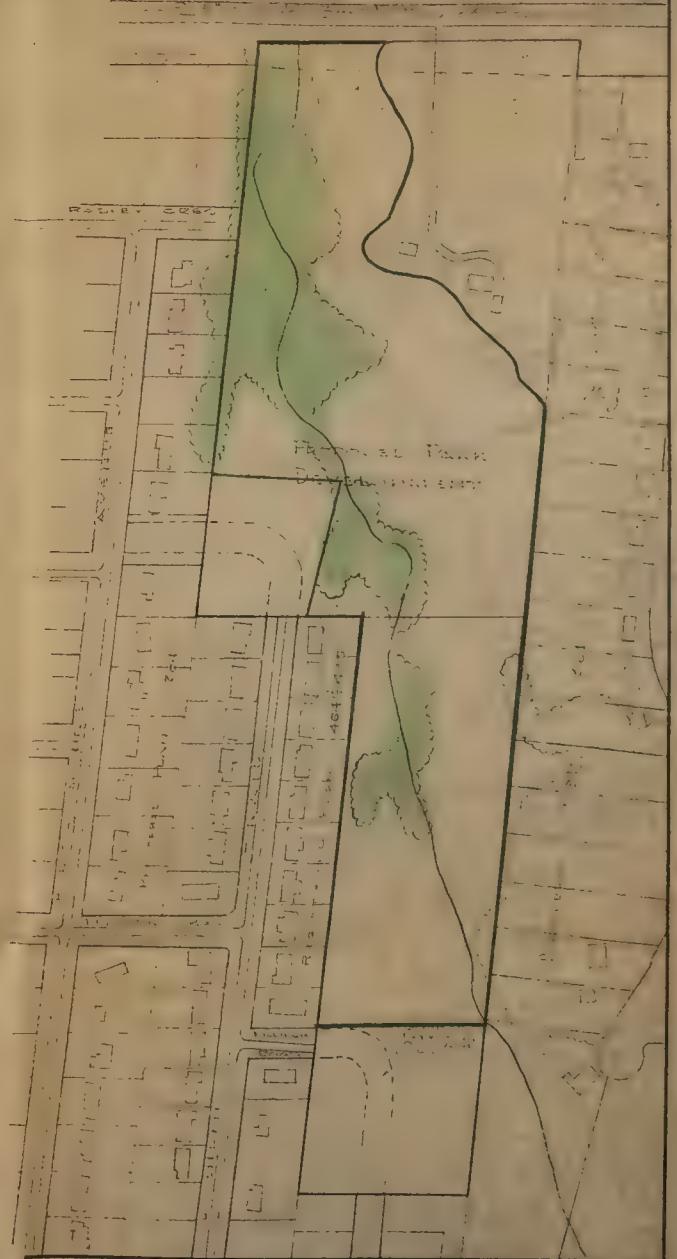
Received at Post C-20
THURSDAY OCTOBER 11 1956

TOWNSHIP OF TORONTO DEPARTMENT OF DEVELOPMENT COOKSVILLE REVISIONS		PROPOSED PARK DEVELOPMENT PART LOT I RANGE C.I.R. TOWNSHIP OF TORONTO	
DESIGNED BY: DRAWN BY: P.E.R. CHECKED BY: J.R.R.	CIVIL J. R. RAYMOND PROVINCE OF ONTARIO		SCALE 1" = 100'-0" (1:1200) DATE 20.12.54 PROJECT NO. 54-45

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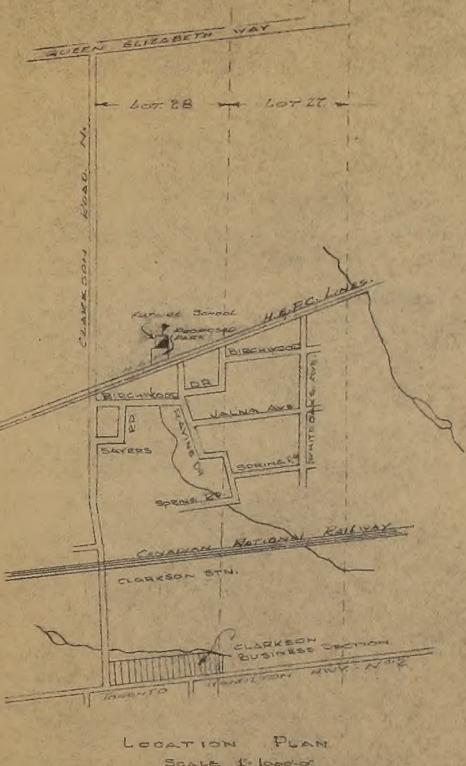
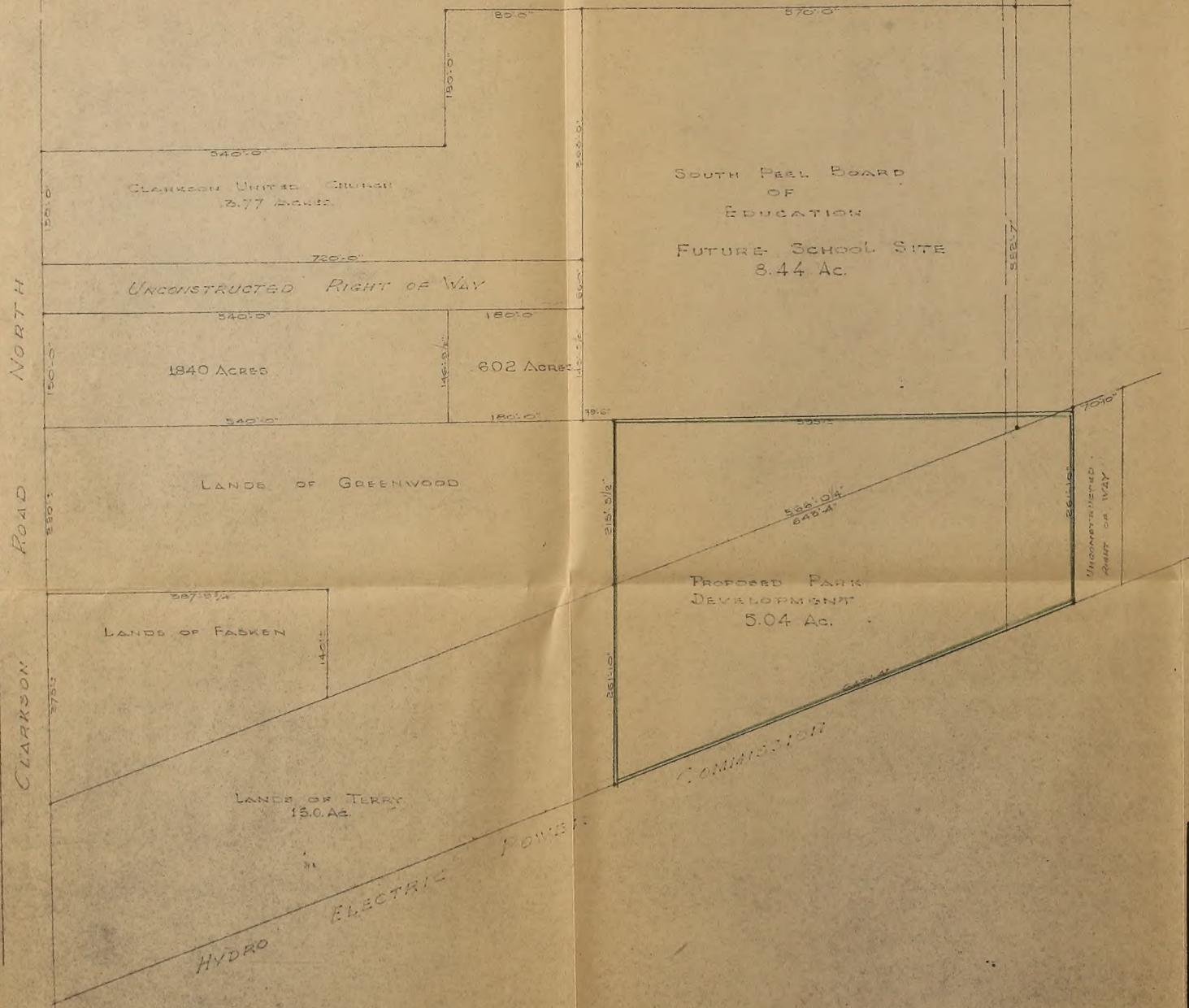
AREA PLAN
SCALE 1:20000



TOWNSHIP OF TORONTO DEPARTMENT OF DEVELOPMENT <small>COOKSVILLE</small>		ONTARIO
REVISIONS	PROPOSED PARK DEVELOPMENT PART LOT. 13	
CON. 25. D.S. TOWNSHIP OF TORONTO		PROJECT NO.
DESIGNED BY DRAWN BY: P.E.R. CHECKED BY: J.R.R.		SCALE AS INDICATED DATE 20-12-54 PROJECT NO. 54-45

4

QUEEN ELIZABETH WAY



TOWNSHIP OF TORONTO DEPARTMENT OF DEVELOPMENT ONTARIO	
COOKSVILLE REVISIONS	PROPOSED PARK DEVELOPMENT PART LOT. 28 CON. 2 S.D.S. TOWNSHIP OF TORONTO
DESIGNED BY:	SCALE 1" = 100'
DRAWN BY: P.E.R.	DATE 20-12-54
CHECKED BY: J.R.R.	PROJECT NO. 54-45
REGISTERED PROFESSIONAL ENGINEER CIVIL J.R. RAYMOND PROVINCE OF ONTARIO	

